

SECTION 34 PARKING

- 34.1 Purpose. The purpose of these standards is to prevent traffic congestion by requiring provision of adequate off-street parking and loading areas.
- 34.2 Off-Street Parking Required. All uses and buildings shall provide the minimum number of off-street parking spaces required by Table 2. Parking areas shall be properly graded and drained paved surfaces and parking spaces shall be at least nine feet by 20 feet in size for parking of any motor vehicle. A stormwater runoff management plan will be required for any parking area of more than 20,000 square feet in size. (*Amended: County Commission Resolution No. 1997-81*)
- 34.3 Off-Street Parking Requirements for Uses Not Listed. The classification of uses and the off-street parking requirements for uses not listed in Table 2 shall be determined by the Zoning Enforcement Agent. Any person who disputes a decision of the Zoning Enforcement Agent may request a review of that decision using the appeals procedure of Section 38.3.
- 34.4 Location of Off-Street Parking. Off-street parking shall be located on the same lot or within 600 feet of the building or use served, except for spaces serving a dwelling unit, which shall be within 100 feet of the dwelling unit.
- 34.5 Shared Parking. Two or more uses may share parking where:
- a. The total number of spaces provided is not less than the sum of spaces required for all buildings or uses served, and
 - b. A contract providing for shared parking for a period of at least 20 years is executed before any approvals are obtained.
- 34.6 Reduction of Required Parking. The Zoning Enforcement Agent may authorize a reduction in the number of required parking spaces only if the following conditions are met: (1) Parking will be shared by two or more uses; (2) An application shall be submitted which proves there will no substantial conflict in the principal operating hours of the proposes uses.
- 34.7 Passenger Loading Areas. Day care centers, schools, and places for public assembly shall provide at least one safe, properly signed off-street passenger loading area.
- 34.8 Freight Loading Areas. Commercial and industrial buildings and uses shall provide one safe, properly signed off-street freight loading area for each 10,000 square feet of gross floor and/or outdoor storage area. Off-street freight loading areas shall be on the same lot or parcel and under the same ownership as the building or use they serve, be designed to accommodate the largest vehicle that may reasonably be anticipated, and have the following minimum dimensions:

- a. *Vertical clearance of 14 feet.*
- b. *Width of 12 feet.*
- c. *Depth or length of 35 feet.*

No vehicle parked in an off-street freight loading area shall extend into a public right-of-way.

34.9 Access to Off-Street Parking and Loading Areas. Properly graded and drained driveways shall be provided for safe access to off-street parking and loading areas, including the off-street parking for single-family dwellings. No parking or loading area shall create a situation in which vehicles are required to back onto a public road. Parking areas for single-family dwellings with access to local and collector roads are exempt from this requirement.

34.10 Circulation in Off-Street Parking Areas. The pattern of circulation within parking areas shall be designed to provide safe and efficient access to individual parking spaces, protect pedestrians moving through the parking area, and facilitate safe access to public streets.

- a. Minimum aisle widths shall be as follows:
 - Two way circulation and 90° parking: 24 feet.*
 - One way circulation and 60° parking: 18 feet.*
 - One way circulation and 45° parking: 15 feet.*
 - One way circulation and 30° parking: 13 feet.*
- b. Where one-way circulation is used, directional signs shall be installed at all access points to the parking area.
- c. No parking area shall be designed so that circulation from one portion of the area to another relies on a public street.
- d. A separate pedestrian pathway or sidewalk shall be provided through parking areas to the destination. The path shall be clearly designated by trees and other plantings.
- e. All parking areas shall also provide adequate snow storage and removal space. Snow storage areas shall be located away from sidewalks, driveways, entries and exits.
- f. In any parking area which includes more than 15 spaces, 10 percent of all parking area shall be used for internal landscaping. A landscape border not less than 15 feet wide shall be provided around the perimeter of all parking areas. Parking areas shall be designed so that a landscaped area separates every 10 spaces. Total parking areas shall be broken into sections that do not exceed 40 cars each. Each section shall be separated by landscaping and traffic circulation lanes. Landscaped areas shall be designed to accommodate snow piles without damage to plants and trees. All

parking area landscape areas shall be landscaped with a combination of trees, shrubs and ground covers.

- g. Parking and landscape plans shall be submitted in accordance with the requirements of Section 29.

Table Two: Minimum Parking Space Standards

Land Use	Parking Spaces
Dwellings	2 Per Unit
Lodging Places	1 Per Unit Plus 1
Theaters and Places of Assembly	.33 per Seat
Elementary and Junior High Schools	1 per Classroom Plus 1
Rest Homes and Similar Uses	2 per Bed

Land Use	Parking Spaces per 1,000 Feet of Gross Floor Area
Eating, Drinking Places	15
Financial, Real Estate, Insurance	3
Beauty and Barber Services	6
Other Personal Services, Misc. Services	3
Health Services	5
Professional Services	3
Shopping Centers	4
Mixed Office Uses	3
Building Materials, Farm Equipment, and Furniture	1
Hardware, Apparel, Misc Retail Uses	3
General Merchandise, Groceries	4

This page left blank intentionally.

SECTION 34.11 PARKING

34.11 Town Center Commercial District: The provisions of Sections 34.1 through 34.10 and the provisions set forth in this Section (34.11) shall apply to the

Town Center Commercial District. The Town Center's County-approved Parking Regulation, Management Plan and Ordinance supercedes Section 34 of the Zoning Regulation, in its entirety, except where that document refers to a specific section of Section 34 of the Zoning Regulation (see also Section 34.11.a.8 below). In these cases, that specific section of Section 34 shall apply. Where the provisions set forth in this Section conflict with any other parking provisions, they shall supercede such other provisions.

- a. Parking district. A parking district or similar community services district shall be created for the Town Center Commercial District. All parking within the Town Center Commercial District shall be administered and enforced by the Town Center Parking District. The Parking District shall provide, among other things, for the following:
 - (1) Execution and administration of contractual arrangements related to parking, shared parking, and reduction in required parking including contractual arrangements linking land uses to the provision of required parking spaces
 - (2) To ensure that there is adequate and accessible parking for each building, including the number and location of handicap-accessible spaces.
 - (3) Formulation and enforcement of parking regulations.
 - (4) To provide a unified approach to the construction, maintenance, and management of parking within the Big Sky Town Center Commercial District.
 - (5) To ensure that at any given time the supply of parking spaces satisfies the total demand for parking spaces
 - (6) Preparation and adoption of a Parking Regulation, Management Plan, and Ordinance that should include, but not be limited to, procedures for determining shared parking and reduction of required parking.

- (7) To provide surface parking lots and related improvements that meet the minimum needs of the Big Sky Town Center Commercial District without building large areas of underutilized parking.
- (8) To ensure compliance with all minimum parking standards, including minimum parking supply, for the Town Center Commercial District, as set forth in the Gallatin Canyon Big Sky Zoning Regulations.
- b. On-street Parking. On-street parking spaces shall be included in the calculation of the supply of parking spaces. In calculating parking requirements for individual buildings, on-street parking spaces shall be included only if they are not previously allocated to another building or use.
- c. Pedestrian Circulation. Separate pedestrian pathways shall not be required within parking lots due to the practical considerations concerning snow plowing and snow removal. (supercedes 34.10.d)
- d. Landscaping. Reference the Big Sky Town Center Design Standards and Guidelines manual.
- e. Freight Loading Area. Freight loading docks and service entrances shall be located within rear or side yards only, and shall be screened from adjacent uses and property. The size of the loading dock or area shall be designed to accommodate the largest vehicle that may reasonably be anticipated. A building developer may choose to install more than one freight loading area serving the building if the demand so warrants.

(Amended: County Commission Resolution No. 2000-18 on April 11, 2000.)

(Amended: County Commission Resolution No. 2004-145 on November 9, 2004.)

(Amended: County Commission Resolution No. 2006-084 on August 29, 2006.)